

**AFFORDABLE HOUSING COMMITTEE**  
**MINUTES OF FEBRUARY 4, 2004**  
**TADMUCK COMMUNITY CENTER**  
**7:15 A.M.**

Members Present: Christopher A. Romeo (Chair), Mary Trubey, Scott Hazleton, Andrea P. Sweet, Ann Eno, Douglas Deschenes, Diane Holmes, Elaine Nickerson, Bruce Caldwell Absent: Carl Lyman, Jim Silva, Lauren Coffey, Norman Khumalo Non voting members present: Chris Pude, Jennifer Burke

Updates:

Ms. Nickerson reported to the Committee that she looked into the LISC grant. Westford is not eligible. The granting agency does not consider Westford within Rte. 495. She noted that we might be able to latch onto a community like Chelmsford.

Ms. Peraner Sweet mentioned that the Planning Board approved a 3 lot Flexible Development Subdivision. Under that approval, the applicant will contribute \$7,500 to the Affordable Housing Committee to be deposited in the trust as soon as it is set up.

Mr. Romeo informed the Committee of a Budget 101 educational forum. It will be held on Wednesday February 11, 2004 at 7:30 p.m. in the JV Fletcher Library. This is a forum to address questions about the budget process; it is not an advocacy forum.

Minutes:

On a motion by Ms. Trubey, seconded by Ms. Eno it was voted 8 in favor in Ms. Peraner Sweet abstaining to approve the Minutes of the January 12, 2004 meeting as written.

Special Needs Update:

Mr. Romeo reviewed the letter that was received from Brackett & Lucas regarding the house at 52 Beaver Brook Road. The right of redemption ends on September 19, 2004. The letter indicated a couple of options the Town could pursue. Foreclosure is not the preferred process. The Town could try to locate the owner but that process may not be timely or easy.

Ms. Burke reviewed the site visit for the Committee. The house is structurally in good shape. The previous owners just picked up and left. There is a lot of junk inside that will need to be pitched. The kitchen and bath will need to be gutted and redone. There is some water damage in the basement from a burst pipe. She noted that representatives from DMR also attended. Mr. Deschenes also indicated that his clients had visited the site and were not discouraged. They felt it was a doable project. He is working on getting an estimate from them this week.

Ms. Burke noted that the ZBA needs to make a decision no later than March 21, 2004.

There was a brief discussion about potential resistance of abutters. One abutter has already come forward with concerns and she will attend an upcoming meeting. The Committee should be aware of the potential for opposition.

#### Lottery Process:

Mr. Romeo addressed a letter that was sent to the Board of Selectmen anonymously. The letter discusses the lottery for the affordable units at the Villages of Stone Ridge. There is an appearance of impropriety being that one developer's secretary and one developer's mother received units. Mr. Romeo asked if the Committee felt like it was a good idea to have an impartial person from this Committee or the Housing Authority observe the lottery.

Mr. Caldwell indicated that he felt it did look bad. Even if nothing was done wrong, it is an issue of appearance.

Mr. Deschenes reviewed with the Committee the process that Stone Ridge utilized. He noted that there is no process outlined in the by-laws so he followed DHCD protocol. He said that there are organizations that do lotteries on a regular basis for municipalities and private developers. He recommended that the by-law be amended to incorporate language that the developers use an Independent Lottery Agent.

On a motion by Ms. Sweet, seconded by Ms. Trubey, the Committee voted 6 in favor with Scott Hazelton opposed and Doug Deschenes abstaining to recommend to the ZBA and the Planning Board that they condition affordable projects to use an Independent Lottery Service.

#### Other Business:

The Committee asked that Jeff Arsenault attend the next meeting to provide an update on the Veterans Memorial Complex Housing Project. It was mentioned that the Permanent Town Building Committee has taken an interest in the project and would like to discuss using a clerk of the works and who it might be. After the Committee meets with Mr. Arsenault, they will consider meeting with the PTBC.

The Committee would like John Ryan to attend the next meeting in order to move the housing plan along.

#### Meeting Dates:

The next meeting will be February 18, 2004 at 7:15 a.m.

Meeting adjourned at 9:00 a.m.